



**DeSantis (2489752 Ontario Inc.)
Proposed Mixed-Use Development
Functional Servicing Report**

**526 Bay Street
Midland ON
23-6998**

March 19, 2025

Submitted By:

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Distribution List

Hard Copies	PDF	Email	Organization Name
0	1	Yes	Town of Midland
0	1	Yes	Louie DeSantis

Record of Revisions

Revision	Date	Description
1.0	March 2025	Initial Submission to Owner/Town

Prepared By:



Katrina Lalonde, P.Eng.

Reviewed By:



David W. Lalonde, P. Eng.



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In the preparation of the various instruments of service contained herein, Quantum was required to use and rely upon various sources of information (including but not limited to: reports, data, drawings, observations) produced by parties other than Quantum. For its part Quantum has proceeded based on the belief that the third party/parties in question produced this documentation using accepted industry standards and best practices and that all information was therefore accurate, correct and free of errors at the time of consultation. As such, the comments, recommendations and materials presented in this instrument of service reflect our best judgment in light of the information available at the time of preparation. Quantum, its employees, affiliates and subcontractors accept no liability for inaccuracies or errors in the instruments of service provided to the client, arising from deficiencies in the aforementioned third-party materials and documents.

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1.0 Introduction

Quantum Engineering Inc. (Quantum) has been retained by Louie DeSantis (2489752 Ontario Inc.) to provide engineering services related to the proposed mixed-use development. The proposed development is to be located at 526 Bay Street in the Town of Midland and consists of a four-storey building completed with ground floor commercial space and indoor parking as well as three upper floors containing a total of fifteen (15) residential apartment units and one (1) residential unit for the building manager.

This Functional Servicing Report (FSR) will review and summarize the impact of the proposed development on the existing applicable infrastructure. This FSR has been prepared in support of an application for Site Plan Approval from the Town of Midland for the proposed mixed-use development at 526 Bay Street and is submitted for Town approval of the proposed development on the subject property.

2.0 Project Description

The proposed development is to consist of an approximately 324 m² commercial space, approximately 621 m² interior parking area, and approximately 119 m² residential common area on the ground floor; an approximately 715 m² residential area containing six apartment units and one smaller unit for the building manager, and 135 m² of common / auxiliary area on the second floor; an approximately 666 m² residential area containing six apartment units, and 185 m² of common / auxiliary area on the third floor; and an approximately 469 m² residential area containing three apartment units, and 159 m² of common / auxiliary area on the fourth floor.

There will be two-way traffic access to the proposed development parking area from First Street. A small area near the commercial space is proposed to be an outdoor patio area and a grassed section. The remainder of the site will be sidewalk / access to the proposed building. The proposed site plan is shown on Drawing C1.

3.0 Site Description

The subject lands occupy a 0.152 ha parcel of land located between Bayshore Drive and Bay Street, on the east side of First Street in the Town of Midland. The site is currently developed as a parking lot. The site exhibits a flat topography with a total site relief of approximately 0.5m. The site location can be seen below in Figure 1.



Figure 1: Site Location

4.0 Building Height

The proposed building will have a height of approximately 16.9m. The proposed building height meets the requirement for maximum building height of 17.0m as noted in the Town of Midland Zoning By-Law for the subject property.

5.0 Design Population

The proposed mixed-use development consists of one (1) three-bedroom apartment unit, six (6) two-bedroom apartment units, eight (8) one-bedroom apartment units, and one bachelor apartment unit along with several common areas, commercial space, and an interior parking lot. A design population of two persons per sleeping room results in a design population of forty-eight (48) persons, which will be used for capacity calculations throughout this FSR.

6.0 Transportation and Traffic

There are existing roads located on three sides of the proposed development, namely Bayshore Drive, First Street and Bay Street. Access to the proposed development is proposed to be from First Street. Traffic volumes for this specific site development have not been determined; however, it is anticipated that the additional traffic from this proposed development will be minimal and not significantly increase the existing traffic volumes

currently accessing the existing parking lot from First Street and Bay Street. As such, it is expected that the existing road system will be sufficient to accommodate the proposed development.

7.0 On-Site Parking

According to the Town of Midland Zoning By-law, Section 4.1.3 and 4.1.10.1, no minimum parking spaces or loading spaces are required for all permitted uses within the Downtown Core (DC) zone.

A total of fourteen interior parking spaces have been provided along with one interior barrier free space. No loading space has been proposed on-site. This quantity of parking spaces exceeds the requirement for minimum parking spaces as noted in the Town of Midland Zoning By-Law for the subject property.

8.0 Municipal Servicing

.1 Existing Services

Services for the proposed development will require connection to the existing municipal systems located adjacent to the proposed development site. It is anticipated the municipal systems, including sanitary sewers, watermains and storm sewers have sufficient capacity to service the needs of the project.

.2 Water Service

Based on GIS data and as-built drawings of the King Street rejuvenation project, provided by the Town of Midland, it is our understanding that there is an existing 100mm diameter Ductile Iron and 150mm PVC watermain located on Bay Street. For the proposed development, we anticipate connecting into the existing water stub with a 50mm diameter water service to supply water to the proposed mixed-use building. The size of the existing water stub will need to be confirmed during construction and updated as required.

Based on our assessment of the proposed building using the Town of Midland Engineering Design Standards (April 2024), the following design criteria and assumptions have been utilized to determine the water service demands for the proposed development:

- Average Daily Design Flow of 450 L/day/capita;
- Design Population of 2.0 persons per Bedroom;
- Maximum Daily Demand Factor of 2.0;
- Peak Hourly Demand Factor of 4.5.
- Commercial Design Flow for Store of 5 L/day/ 1.0 m² floor area (as per OBC 8.2.1.3.B)

The design population for the proposed development has been estimated to be 48 persons, resulting in an average daily residential demand of 0.25 L/s; a maximum daily demand flow of 0.5 L/s; and a peak hourly demand flow of 1.125 L/s for the residential portion of the proposed development. For the commercial

development area of 324m², the average daily demand is estimated to be 0.02 L/s with a maximum daily demand flow of 0.04 L/s, and a peak hourly demand flow of 0.08 L/s. The resulting overall peak water demands for the proposed development are as follows:

- Average Daily Demand = 0.27 L/s;
- Maximum Daily Demand = 0.54 L/s; and
- Peak Hourly Demand = 1.21 L/s.

It is anticipated that a water service connection of 50mm diameter should be more than adequate to accommodate the peak hourly demand noted above. The Town of Midland is requested to confirm adequate capacity within the existing water supply system using the above-noted design criteria and flows for the subject property.

Details related to the proposed water service have been provided on Drawing C3 of Drawing Set, dated March 21, 2025.

.3 Sanitary Service

Based on GIS data and as-built drawings of the King Street rejuvenation project, provided by the Town of Midland, it is our understanding that there is an existing 375mm diameter Clay sanitary sewer pipe on Bay Street. For the proposed development, we anticipate connecting into the existing sanitary sewer pipe on Bay Street via a 150mm diameter sanitary lateral.

Based on our assessment of the proposed building using the Town of Midland Engineering Design Standards (April 2024), the following design criteria and assumptions have been utilized to determine the peak sanitary design flow for the proposed development:

- Average Daily Design Flow of 450 L/day/capita;
- Design Population of 2.0 persons per Bedroom;
- Commercial Flow Rate of 2.5 L/day/m² of Floor Area;
- Wet Weather Infiltration Rate of 0.23 L/s/ha;
- Maximum Harmon Peaking Factor of 4.0.

The design population for the proposed development has been estimated to be 48 persons, resulting in an average daily residential design flow of 0.25 L/s and a peak residential design flow of 1.0 L/s. Using the commercial development area of 324m², the commercial design flow for the property is 0.009 L/s and based on the full lot area of 1520.9m², the peak extraneous flow has been calculated to be 0.035 L/s. The resulting overall peak sanitary design flow for the proposed development has been calculated to be 1.044 L/s.

As per the Town of Midland Engineering Design Standards, a minimum sanitary service connection of 150mm diameter should be more than adequate to accommodate the peak design flow noted above. A minimum slope of 2.0% should be provided for the sanitary connection lateral to meet minimum velocity requirement of 0.6m/s.

The Town of Midland is requested to confirm adequate capacity within the existing sanitary collection and treatment system using the above-noted design criteria and flows for the subject property.

Details related to the proposed sanitary service have been provided on Drawing C3 of the Drawing Set, dated March 21, 2025.

9.0 Stormwater Management

In general surface stormwater runoff will either discharge uncontrolled from the site to the adjacent Town municipal storm sewer system, or through a proposed catch basin located on-site, which will connect into the existing Town municipal storm sewer system on Bayshore Drive through an existing 450mm diameter stormwater pipe located on-site.

Based on our assessment of the proposed development, the post-development conditions on-site results in a net reduction in the surface stormwater runoff; therefore, no stormwater management quantity control is proposed. Stormwater management quality control will be implemented using Goss traps within the required catch basins on-site and an oil-grit separator within the interior parking area.

Complete details on the stormwater management design can be found in the Stormwater Management Report, to be prepared by our office in conjunction with this FSR as part of the site plan approval application package.

10.0 Utilities

Based on preliminary consultation with applicable utility companies, the following information has been determined related to the subject property:

- A 4" steel coated natural gas main is located along Bay Street adjacent to the subject property;
- An existing Bell Canada conduit is located on Bay Street parallel to Borsa Lane and appears to terminate at the subject property; and
- The existing hydro service currently consists of several hydro poles and overhead wires travelling through the subject property. The existing hydro infrastructure will need to be removed and relocated along Bayshore Drive with a proposed new underground service along First Street to Bay Street to Borsa Lane according to Newmarket-Tay Power Distribution Ltd. A 44kV substation will also need to be provided to service the proposed development.

Therefore, it is anticipated that the applicable Enbridge Gas and Bell Canada services will be available for connection of the proposed development. An extensive amount of work will be required to relocate the existing hydro service and provide a new hydro service to the subject property. Consultation and coordination with Newmarket-Tay Power Distribution Ltd. is on-going for this property and will be finalized as part of the detailed design phase for the building.

Preliminary consultation with all the applicable above-noted utility companies will need to be updated and confirmed as part of our detailed design of the proposed development.

11.0 Conclusions

Based on our analysis completed as part of this FSR, it is our understanding that the proposed development of the proposed mixed-use development, located at 526 Bay Street in the Town of Midland, is feasible and can be accommodated by the existing surrounding infrastructure.

It is requested that the Town of Midland confirm the existing watermains, sanitary sewers, storm sewers, traffic, and treatment systems have adequate capacity to service the proposed development.

We trust this FSR meets the requirements of the Town of Midland. Should you have any questions, feel free to contact our office.

Appendix A – Drawings

C1 – Site Plan

C3 – Servicing Plan

PART OF LOTS 1, 2, 3 AND 4
NORTH SIDE OF CLIFTON STREET
REGISTERED PLAN 306
PART OF LOT A
NORTH SIDE OF CLIFTON STREET
AND PART OF LANE (Closed By-Law 1218, Inst. R013584)
REGISTERED PLAN 363
TOWN OF MIDLAND
COUNTY OF SIMCOE

ZONING INFORMATION:

CURRENT ZONING DESIGNATION:
DOWNTOWN CORE COMMERCIAL (DC)
PROPOSED CHANGE TO ZONING: AMENDMENT FOR 6.1.3.6
CURRENT BUILDING CLASSIFICATION(S): C/E
PROPOSED BUILDING CLASSIFICATION(S): C/E
GROSS FLOOR AREA (GFA): PROPOSED 36,522 FT² (3393 M²)

ZONING MATRIX:

(AS PER TOWN OF MIDLAND DOWNTOWN CORE COMMERCIAL)

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	0.0M²	1520.9 M²
MINIMUM LOT FRONTAGE:	0.0M	18.02M
MAXIMUM LOT COVERAGE:	N/A	70.5%
MINIMUM YARD SETBACKS:		
(A) FRONT:	0.0M	7.43M
(B) REAR:	0.0M	0.0M
(C) INTERIOR SIDE:	0.0M	0.0M
(D) EXTERIOR SIDE:	0.0M	0.0M
MAX. BUILDING HEIGHT:	17.0M	16.9M
PARKING:		
PARKING SPACES	N/A	14
BARRIER FREE	N/A	1
LOADING	N/A	0

SURFACE AREAS:

TOTAL SITE AREA: 1520.9 M²
BUILDING FOUNDATION FOOTPRINT: 1072.3 M²
BUILDING ROOF SURFACE: TBD
TOTAL PAVED/CONCRETE AREA: 325.5 M²
TOTAL GRASSED AREA: 123.1 M²

NOTE: DISTANCES ON THIS PLAN ARE METRIC AND CAN BE
CONVERTED TO IMPERIAL BY **MULTIPLYING BY 3.28**

ELEVATIONS AND SERVICES ARE IN METRIC

GENERAL NOTES:

- CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ETC., ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO OUR OFFICE PRIOR TO CONSTRUCTION. CONTRACTOR TO DETERMINE & CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF QUANTUM ENGINEERING. THEY ARE TO REMAIN THE PROPERTY OF OUR OFFICE AND MUST BE RETURNED UPON REQUEST. THESE DRAWINGS ARE NOT TO BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL FROM OUR OFFICE. REPRODUCTIONS OF THESE DOCUMENTS OR DRAWINGS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION FROM OUR OFFICE.
- ALL CONSTRUCTION & INFRASTRUCTURE SHALL CONFORM TO THE MOST RECENT EDITIONS OF ALL APPLICABLE CODES IN EFFECT AT THE PROJECT LOCATION. ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AS WELL AS TOWN OF MIDLAND SPECIFICATIONS.
- OFFICIAL COPIES MUST BEAR AN ORIGINAL SIGNATURE AND SHOW THE ENGINEERS STAMP IN RED.
- DO NOT SCALE DRAWINGS.

BARRIER FREE PATH OF TRAVEL:

- IBC 3.8.1.3.1 BARRIER FREE PATH OF TRAVEL SLOPE MAXIMUM 1:20; MINIMUM WIDTH 1.2M (3'-8")
- MAXIMUM BEVEL 1:2
- MAXIMUM 12MM (½") CURB AT LEVEL CHANGES
- MINIMUM LANDING AT TOP AND BOTTOM OF SLOPED PORTION 1.67M (66") SQUARE

UTILITIES:

- BUILDING SERVICED WITH MUNICIPAL WATER & SEWER, AND 240V HYDRO. HYDRO SERVICE LOCATION AND INSTALLATION REQUIREMENTS TO BE CONFIRMED WITH LOCAL AUTHORITY (NEWMARKET-TAY POWER DISTRIBUTION LTD.).
- COMPACTION OF BACKFILL FOR UTILITY TRENCHES SHALL BE 95% SPDD, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITIES.
- CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

GARBAGE STORAGE:

- ALL GARBAGE TO BE STORED IN DUMPSTER LOCATED IN DESIGNATED AREA.

SNOW STORAGE:

- ALL SNOW TO BE STORED ON SITE WITHIN DESIGNATED SNOW STORAGE AREAS.
- SNOW NOT TO BE PUSHED ONTO OR STORED ON ADJACENT ROADS, DESIGNATED PARKING SPACES OR BARRIER FREE SPACES AND PATHS OF TRAVEL.

EXTERIOR LIGHTING:

- ALL SECURITY LIGHTING TO BE SHIELDED SO THAT LIGHT DOES NOT INFRINGE ON ADJACENT PROPERTIES & WILL BE DARK SKY FRIENDLY.
- EXTERIOR SCONCE LIGHTING TO BE PROVIDED AT ALL BUILDING ACCESSES / ENTRANCES.
- EXTERIOR SCONCE LIGHTING TO BE LITHONIA TWR LED WALL PACK LIGHTING. CATALOG NO. TWR1 LED P3 40K MVOLT DDBTDX M2, OR APPROVED EQUAL

DRIVEWAY:

- PAVED AREA TO BE A MINIMUM OF 75MM HL3A ON A MINIMUM OF 250MM OF GRANULAR 'A' COMPACTED TO 98% SPDD.
 - DRIVEWAY CULVERT TO BE MINIMUM 400MM DIA. ALUMINIZED CORRUGATED STEEL OR DOUBLE WALLED SMOOTH INTERIOR HDPE PIPE.
- * ASPHALT & GRANULAR COURSES SHALL CONFORM TO ALL APPLICABLE ONTARIO PROVINCIAL STANDARDS.

GRASSED AREA:

- ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION AS REQUIRED.
- GRASSED AREAS TO BE SODDED OVER A MINIMUM 150 MM OF TOPSOIL.

WATER SERVICING/HYDRANT:

- MINIMUM COVER FOR WATER SERVICES TO BE 1.8M.
- WATER SERVICE PIPE SHALL BE 25MM DIA. TYPE "K" COPPER TUBING AND FITTINGS INCLUDING ELECTROCHEMICAL CORROSION PROTECTION WHERE CONNECTED TO DUCTILE IRON WATERMAINS.
- MAIN STOPS AND SADDLES SHALL BE USED ON WATER SERVICE. MAIN STOP TO BE MUELLER AWWA C800. SADDLE TO BE ROCKWELL 371 & 372.
- CURB STOP TO BE LOCATED AT PROPERTY LINE AND SHALL BE BALL STYLE WITH COMPRESSION CONNECTION.
- SERVICES BOXES TO BE MUELLER AWWA C800. ALL SERVICE BOXES ARE TO BE INSTALLED FLUSH WITH THE FINISHED GRADE.
- A MAXIMUM OF ONE COUPLING IS ACCEPTABLE ON A WATER SERVICE BETWEEN THE CURB STOP AND ENTERING THE BUILDING. COUPLINGS TO BE COPPER COMPRESSION COUPLINGS.
- WATER METER TO BE SUPPLIED AND INSTALLED BY THE TOWN OF MIDLAND AT CONTRACTOR'S EXPENSE.
- WATER SERVICE INSTALLATION AND PRESSURE TESTING TO BE COMPLETED IN ACCORDANCE WITH TOWN OF MIDLAND DESIGN STANDARDS.
- HYDRANT SHALL MEET REQUIREMENTS OF AWWA C502.
- HYDRANT TO BE CANADA VALVE CENTURY/PREMIERE MODEL, OPENING COUNTERCLOCKWISE, MEETING AWWA C502.
- GATE VALVES TO BE MUELLER RESILIENT SEAT VALVES, MEETING AWWA C509 C/W BIBBY VALVE BOX TO BE INSTALLED FLUSH WITH THE FINISHED GRADE.
- CHECK VALVES TO BE MUELLER SWING CHECK VALVES, MEETING AWWA C508 C/W BIBBY VALVE BOX TO BE INSTALLED FLUSH WITH THE FINISHED GRADE.
- RESTRAINER COUPLINGS ARE REQUIRED ON ALL WATERMAIN FITTINGS.
- #12 TWU STRANDED COPPER TRACER WIRE TO BE INSTALLED ALONG SPRINGLINE OF ALL NON-METALLIC WATERMAIN. TRACER WIRE TO BE WRAPPED AROUND EACH JOINT AND BROUGHT TO THE SURFACE AT EACH HYDRANT AND CONNECTED TO FLANGE BOLT. CONTINUOUS LENGTH OF WIRE MUST BE USED. INSTALLATION AND CONTINUITY TESTING TO BE COMPLETED AS PER TOWN OF MIDLAND STANDARDS.

PARKING / LOADING:

- ALL PARKING SPACES MUST CONFORM WITH MOST RECENT EDITIONS OF TOWN OF MIDLAND ZONING BY-LAWS.
- NO MINIMUM PARKING SPACE REQUIRED FOR ALL THE PERMITTED USES OF DOWNTOWN CORE ZONE (DC) AS PER ZONING BY-LAW, SECTION 4.1.3.
- NO LOADING SPACE REQUIRED FOR DC ZONE AS PER ZONING BY-LAW, SECTION 4.1.10.1
- PROPOSED PARKING FOR THE APARTMENT / COMMERCIAL DEVELOPMENT IS 14 INTERIOR PARKING SPACES AND 1 INTERIOR BARRIER FREE PARKING SPACE.

FENCING:

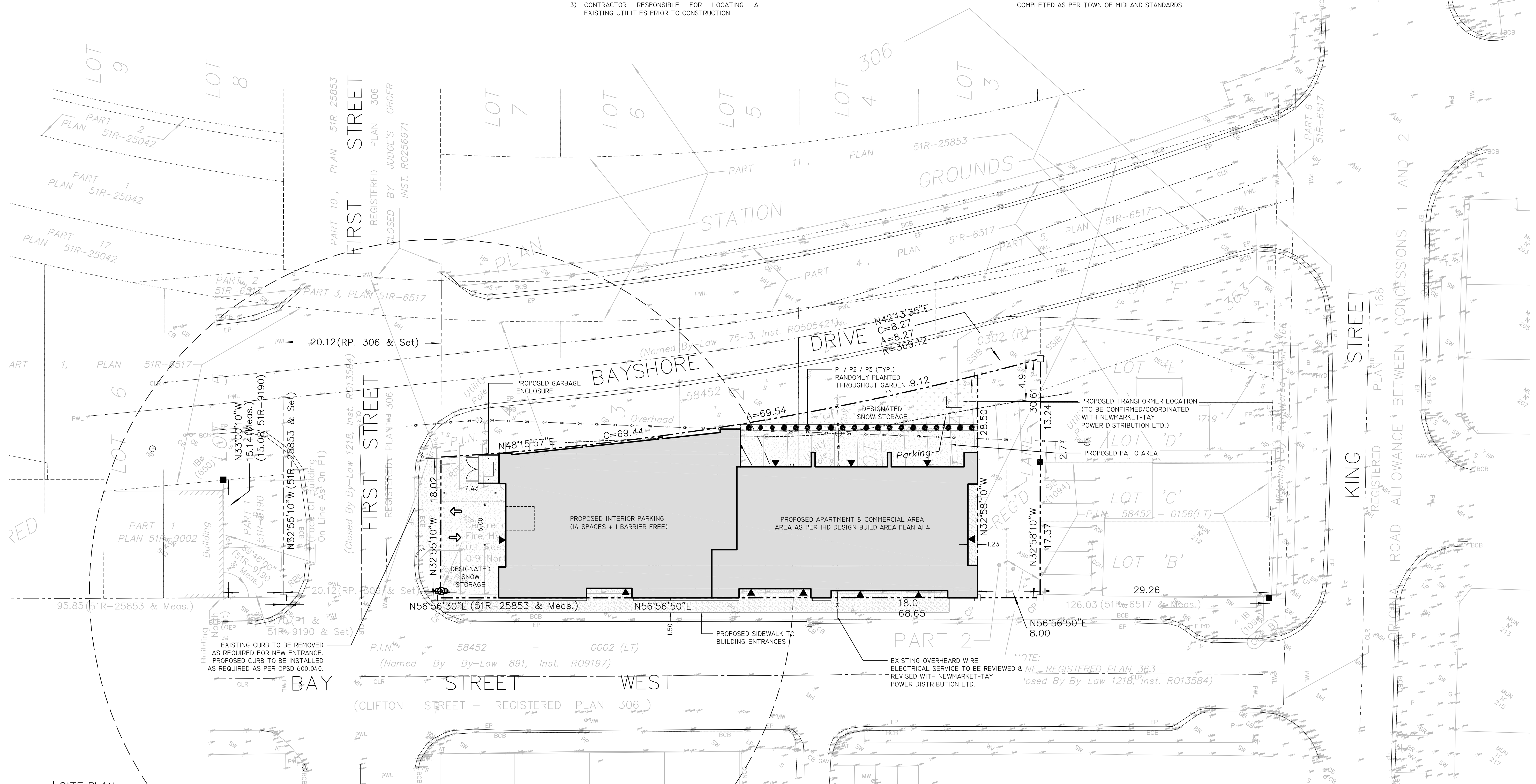
- FENCING TO BE INSTALLED AS PER ONTARIO PROVINCIAL STANDARDS WITH TOP RAIL, KNUCKLED TOP EDGE FASTENERS, KNUCKLED BOTTOM EDGE AND NO. 9 GAUGE WIRE MESH.
- CHAIN LINK FENCING TO BE 1.5M HIGH FOR COMMERCIAL/INDUSTRIAL PROPERTIES.

SANITARY SERVICING:

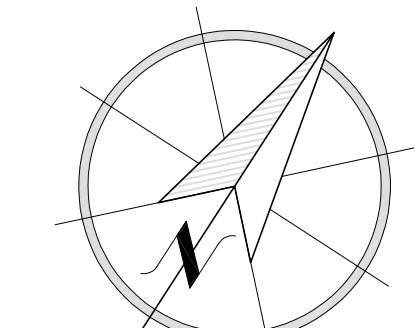
- MINIMUM SLOPE OF SANITARY SERVICE TO BE 2.0%.
- SANITARY SERVICE SHALL BE LOCATED AT A MINIMUM DEPTH OF 2.0 M AT THE PROPERTY LINE, AND SUFFICIENT DEPTH FOR BASEMENT FLOOR DRAINS AND FROST COVER.
- FILL BENEATH SANITARY SERVICES IS TO BE COMPACTED TO 98% SPDD.
- SANITARY SERVICE SHALL BE PVC SDR 28 WITH RUBBER GASKET TYPE JOINTS CONFORMING TO CSA B-182.2.38.4. AND A MINIMUM DIAMETER OF 150 MM.
- SANITARY SERVICES ARE TO BE INSTALLED AND TESTED IN ACCORDANCE WITH TOWN OF MIDLAND AND ONTARIO PROVINCIAL STANDARDS.
- ALL MATERIALS TO BE IN CONFORMANCE WITH ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.

LEGEND:

- X—X—X— CHAIN LINK FENCE
- ▲ BUILDING ACCESS C/W EXTERIOR WALL SCONCE LIGHTING
- ↑ DIRECTION OF TRAFFIC
- _{UP} UTILITY POLE
- ⊕ FIRE HYDRANT C/W VALVE & BOX (AS PER OFSD 1105.010)
- ▨ GRASSED AREA
- ▩ PAVED AREA
- ▨ SIDEWALK / CONCRETE ACCESS
- ▨ SLOPED LANDSCAPE



SITE PLAN
SCALE: 1 : 250



97 COPELAND CREEK DR
TOWN OF MIDLAND, ONTARIO L9M 4P2
PHONE: (705) 549-1791
FAX: (866) 510-8827
WWW.QENG.CA

PROJECT: COMMERCIAL / APARTMENT BLDG

LOCATION: 526 BAY STREET
MIDLAND, ON

FOR: LOUIE DESANTIS

DRAWING: SITE PLAN

DATE	DEC. 2023	PROJECT NO.	PAGE ID
DRAWN BY	K.J.L.	6998	CI
SCALE	SEE PLOT		

PART OF LOTS 1, 2, 3 AND 4
NORTH SIDE OF CLIFTON STREET
REGISTERED PLAN 306
PART OF LOT A
NORTH SIDE OF CLIFTON STREET
AND PART OF LANE (Closed By-By-Law 1218, Inst. R013584)
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SANITARY SERVICING:

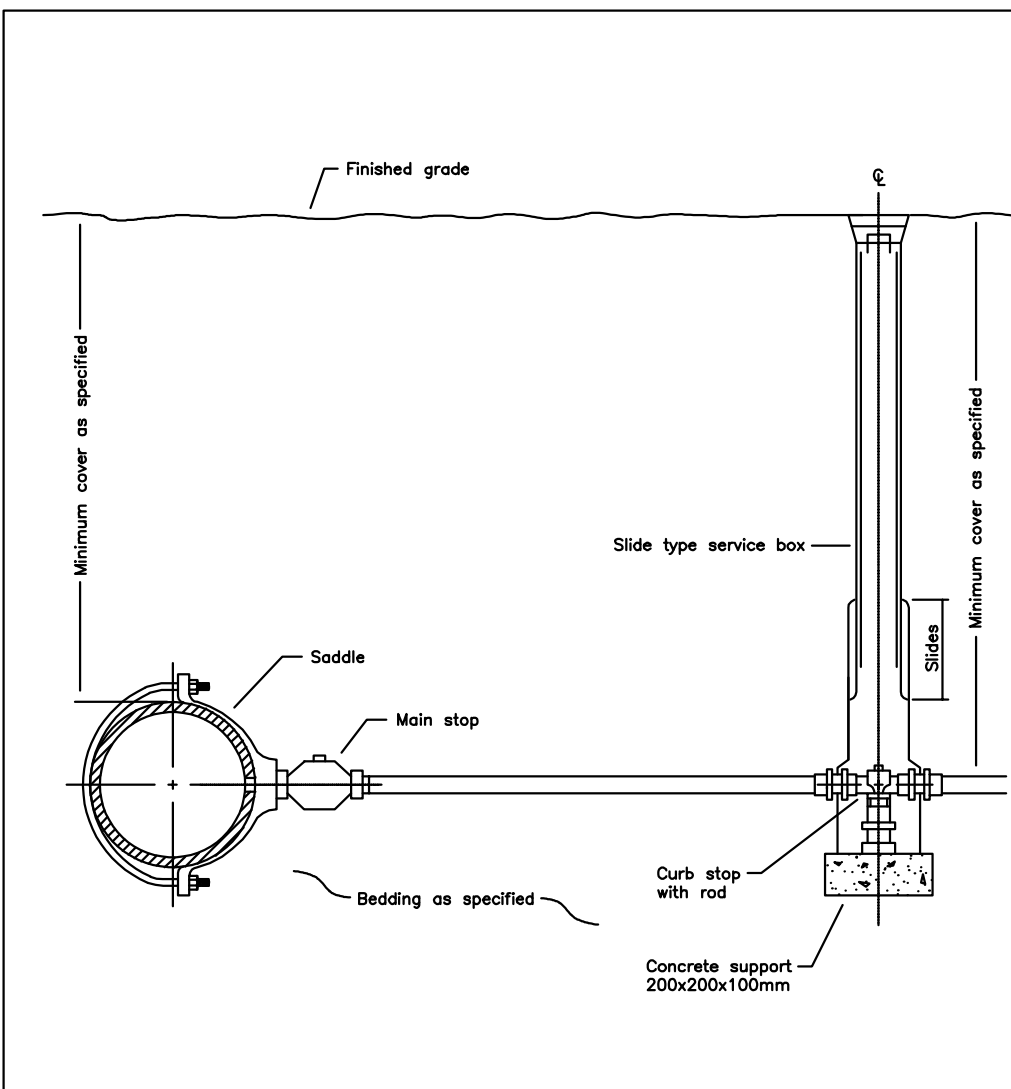
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- ALL MATERIALS TO BE IN CONFORMANCE WITH ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.

UTILITIES:

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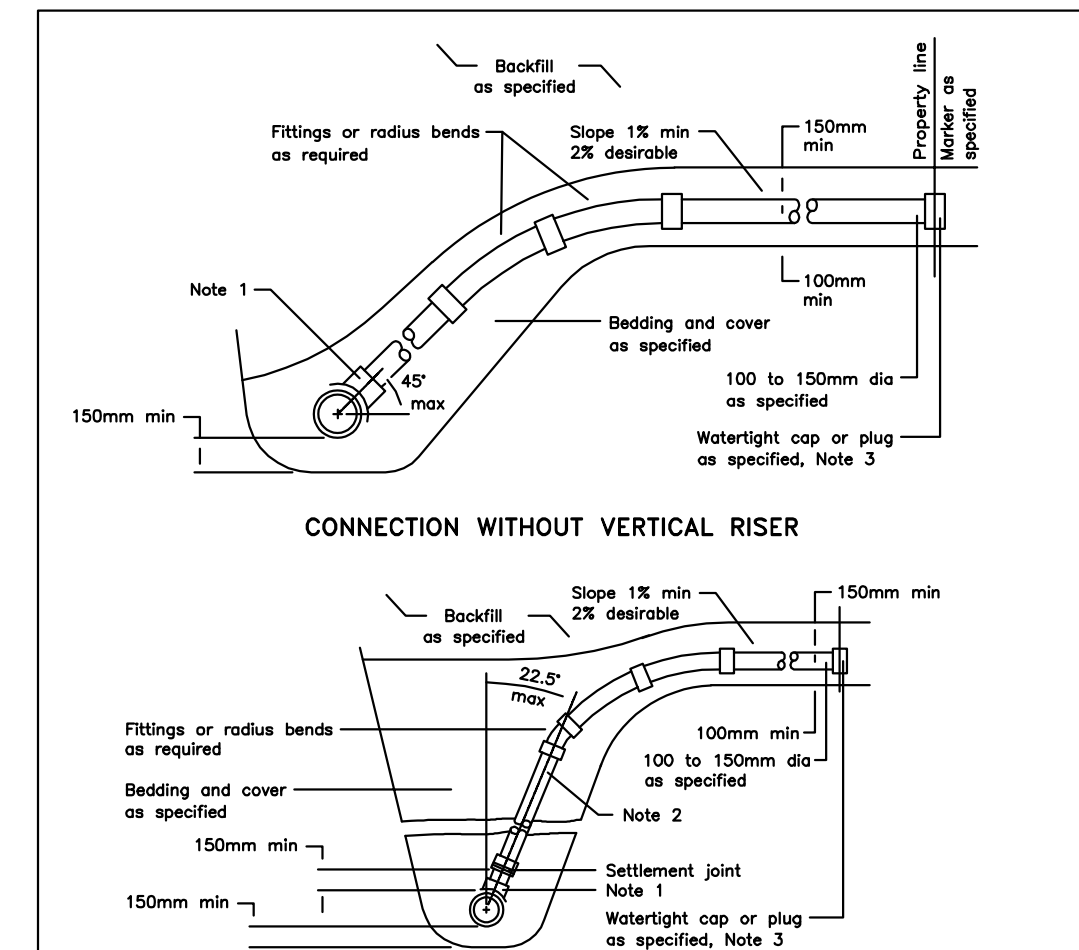
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NOTES:

- A Couplings shall not be permitted unless the service length exceeds 20m between the main stop and curb stop.
B All water services shall be installed 90° to the longitudinal axis of the watermain.
C Backfill material within 500mm of service box shall be native or imported, as specified.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2013	Rev 2	
WATER SERVICE CONNECTION			
32, 38, and 50mm DIAMETER SIZES			OPSD 1104.020

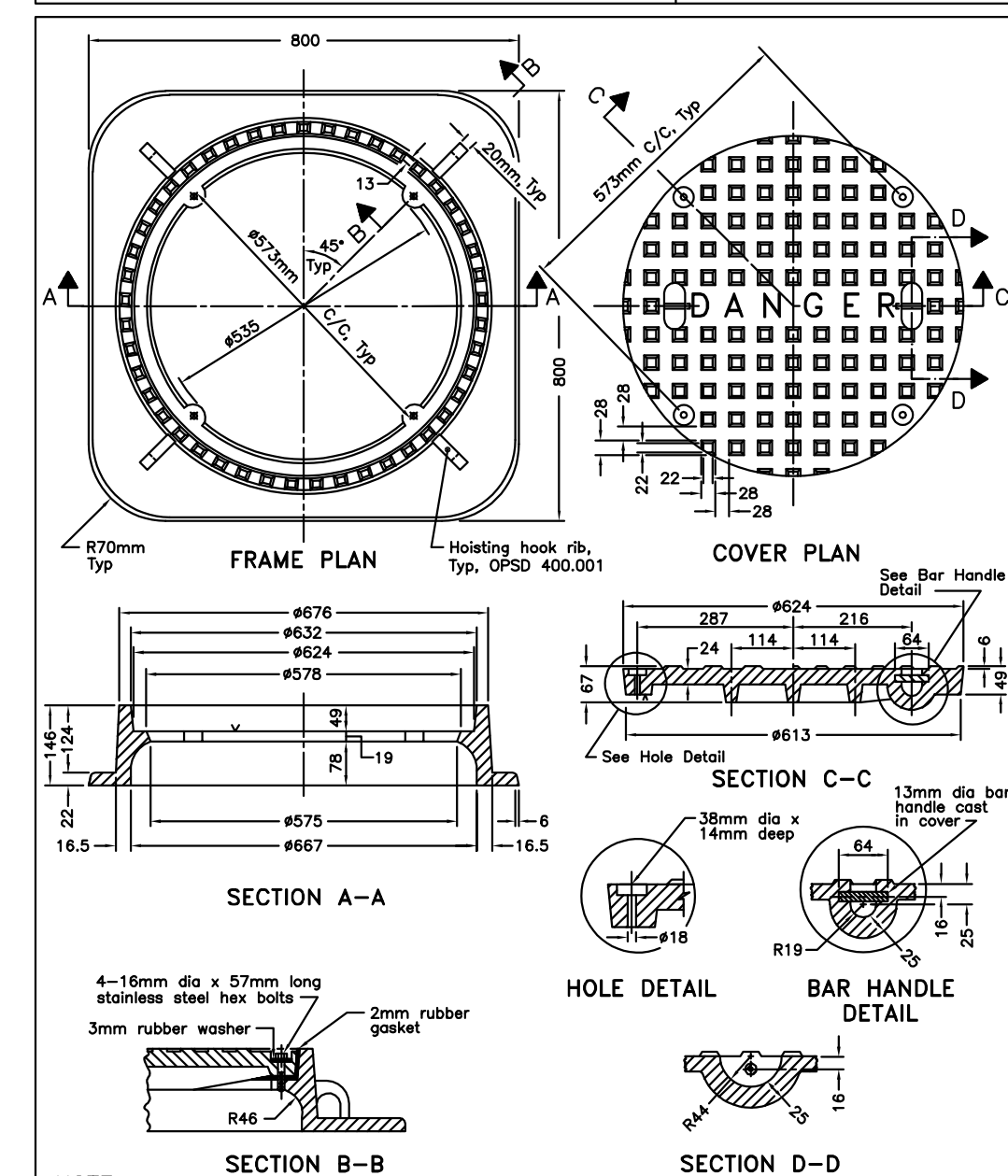


NOTES:

- 1 Sewer service connections to the main pipe sewer shall be made using factory made tees, strap-on-saddles, or other approved saddles.
2 Vertical risers shall be as specified.
3 Cap or plug at property line shall be adequately braced.

- A Maintenance holes shall be used at the main sewer to connect service connections greater than or equal to 200mm.
B For new construction, saddles shall be installed on the main pipe before that pipe is laid.
C Approved cut-in tool shall be used for field made connections.
D All dimensions are in millimetres unless otherwise shown.

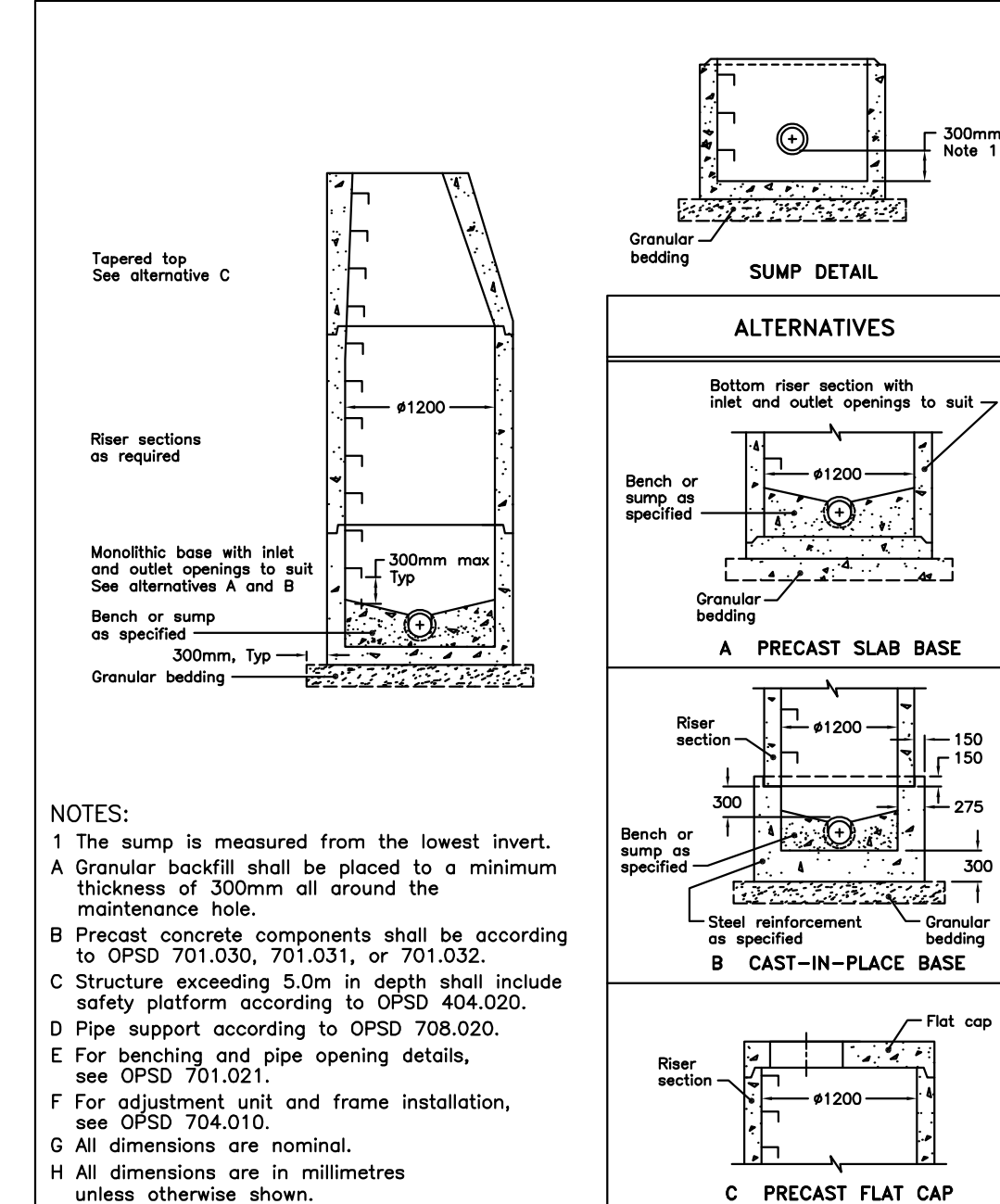
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2016	Rev 3	
SEWER SERVICE CONNECTIONS FOR MAIN PIPE SEWER			
			OPSD 1006.010



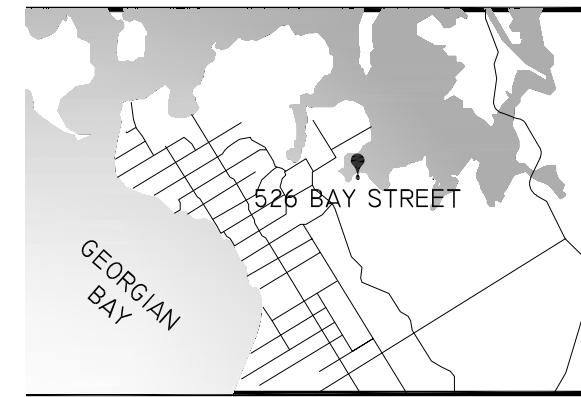
NOTE:

- A All dimensions are in millimetres unless otherwise shown.

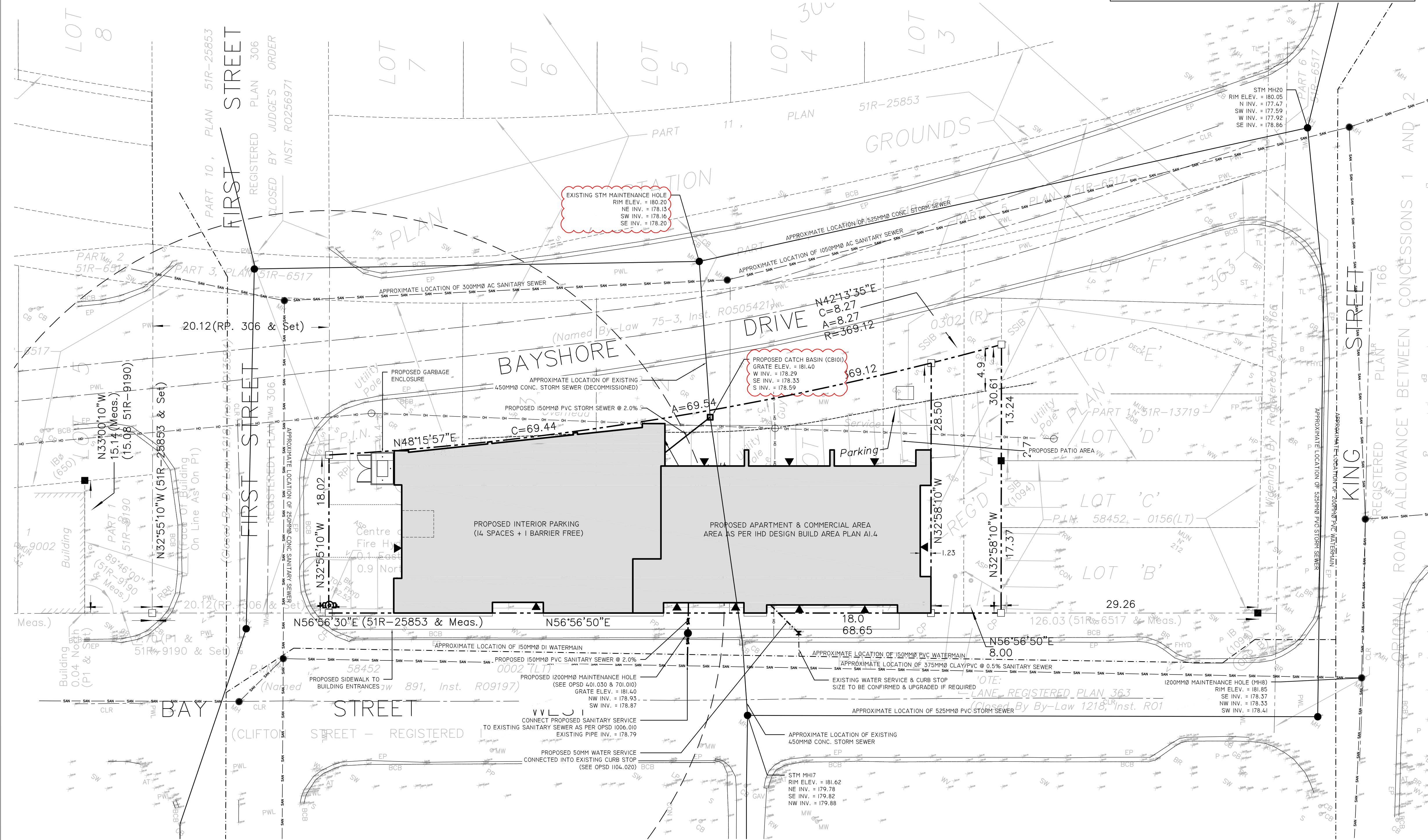
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2013	Rev 3	
CAST IRON, SQUARE FRAME WITH CIRCULAR WATERTIGHT COVER FOR MAINTENANCE HOLES			
			OPSD 401.030



ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 5	
PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER			
			OPSD 701.010



No.	DESCRIPTION	DATE
1		
2		
3		
4	FOR CLIENT REVIEW	MAR 21, 2025
5		



SERVICING PLAN

SCALE: 1 : 250



97 COPELAND CREEK DR
TOWN OF MIDLAND, ONTARIO L9M 1G2
PHONE: (705) 549-1791
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PROJECT: COMMERCIAL / APARTMENT BLDG
LOCATION: S26 BAY STREET MIDLAND, ON
FOR: LOUIE DESANTIS

DRAWING: SERVICING PLAN

DATE: DEC. 2024	PROJECT NO:	PAGE ID:
DRAWN BY: K.J.L.	6998	C3
SCALE: SEE PLOT		